

MIXED USE ACTIVITY CENTERS

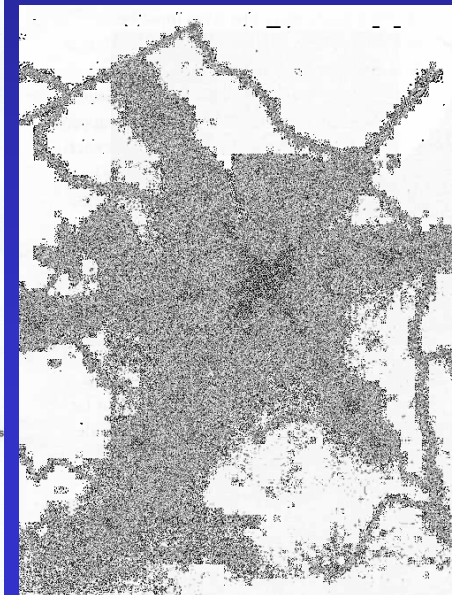
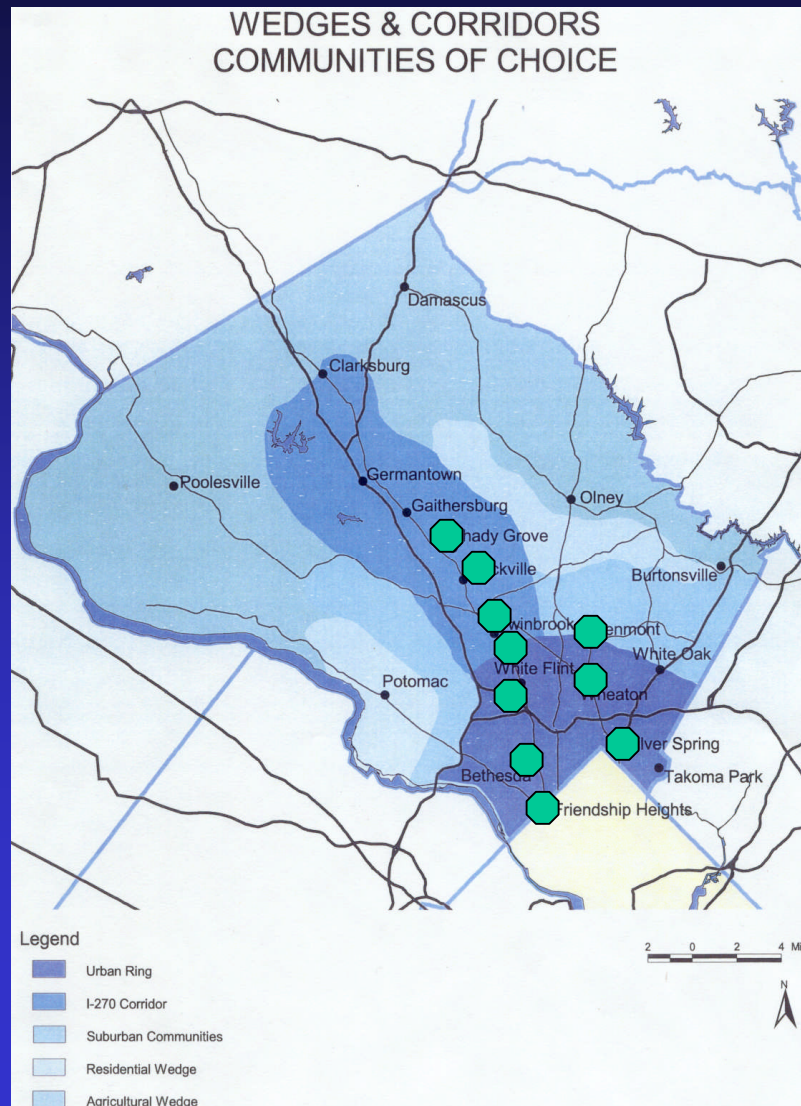
Transit and Pedestrian Oriented Development



Mixed Use Activity Centers VISION

Mixed-Use Activity Centers: Metro Station Examples

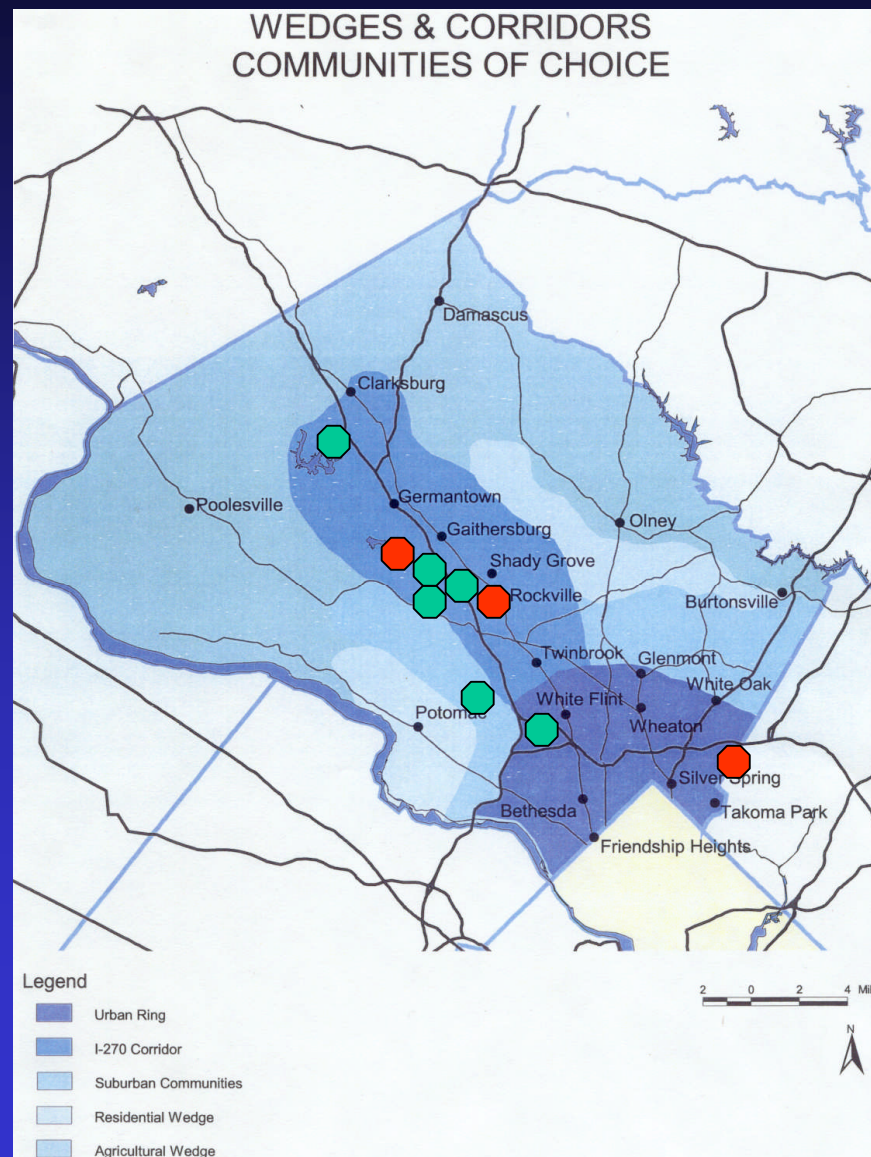
- Friendship Heights
- Bethesda
- Grosvenor
- White Flint
- Twinbrook
- Rockville
- Shady Grove
- Silver Spring
- Forest Glen
- Wheaton
- Glenmont



Mixed Use Activity Centers VISION

Mixed-Use Activity Centers: Other Examples

- Rock Spring Park
- Fortune Parc
- MCPS/Montgomery College
- King Farm
- Falls Grove
- Crown Farm
- Metropolitan Grove
- Cabin Branch/Clarksburg
- Langley Park



Mixed Use Activity Centers

PRINCIPLES

- Encourage Mixed-Use Development Including Affordable Housing
- Focus the Communities Toward Transit
- Create Safe and Attractive Streets for People
- Provide Public Open Spaces and Amenities
- Design the Community for Livability
- Plan for In-fill Development
- Encourage Revitalization
- Improve Community Outreach

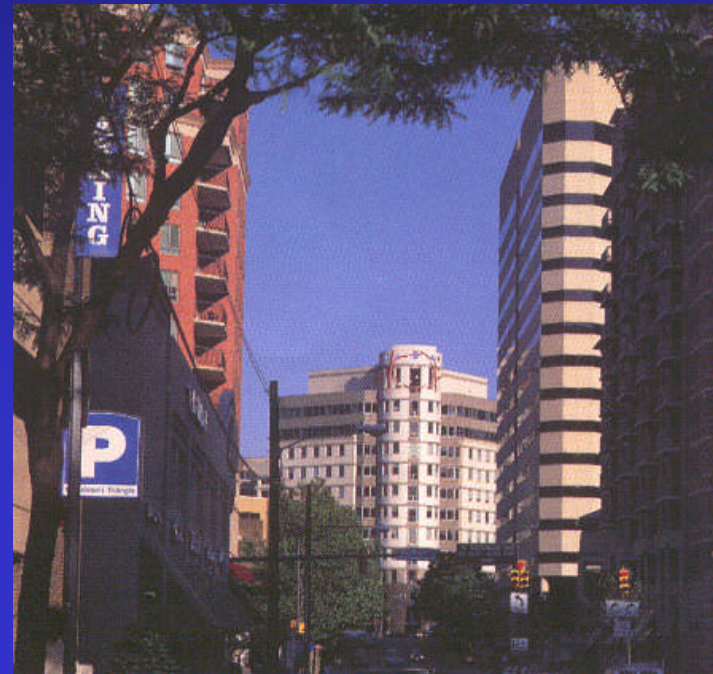


Mixed Use Activity Centers

PRINCIPLES

Encourage Mixed-Use Development Including Affordable Housing:

- Zone for a mix of retail, office, and residential uses
- Provide for a range of employment options including high-tech and bio-tech employers
- Provide a range of housing options including affordable housing and housing for the elderly

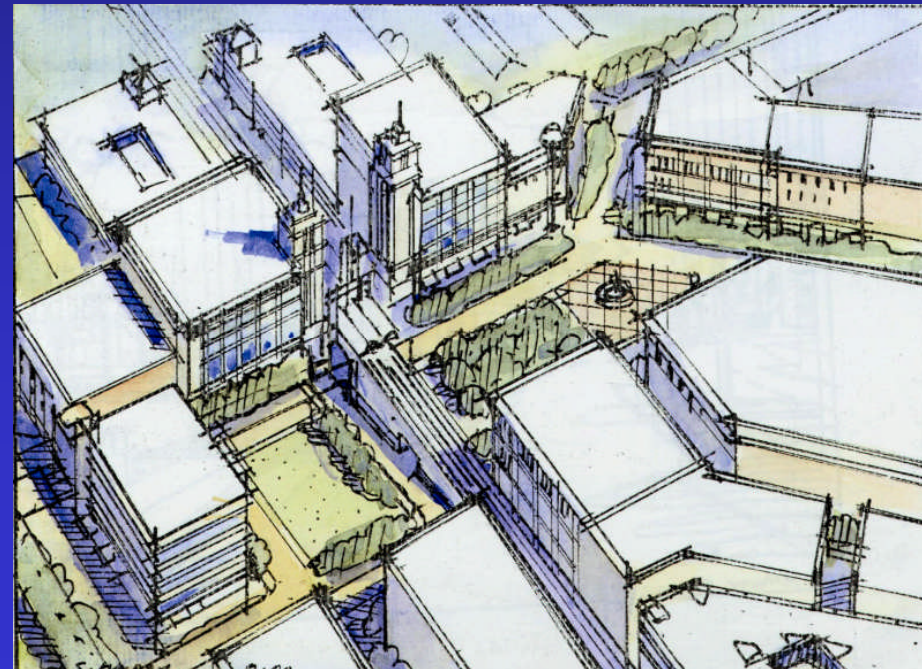
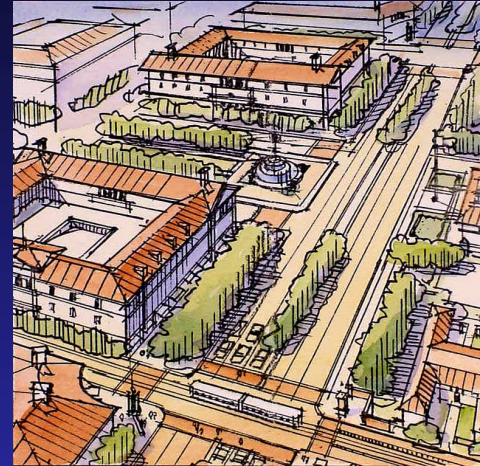


Mixed Use Activity Centers

PRINCIPLES

Focus Communities Toward Transit:

- Locate the most dense mix of uses at the primary transit stop
- Provide frequent and reliable transit options
- Plan for the pedestrian



Mixed Use Activity Centers

PRINCIPLES

Create Safe and Attractive Streets for People:

- Use street design to limit auto speed and volume
- Provide an interconnected street network
- Build safe and attractive sidewalks and crosswalks
- Provide safe and convenient bikeway systems
- Establish safe and attractive streetscape systems
- Amend regulations

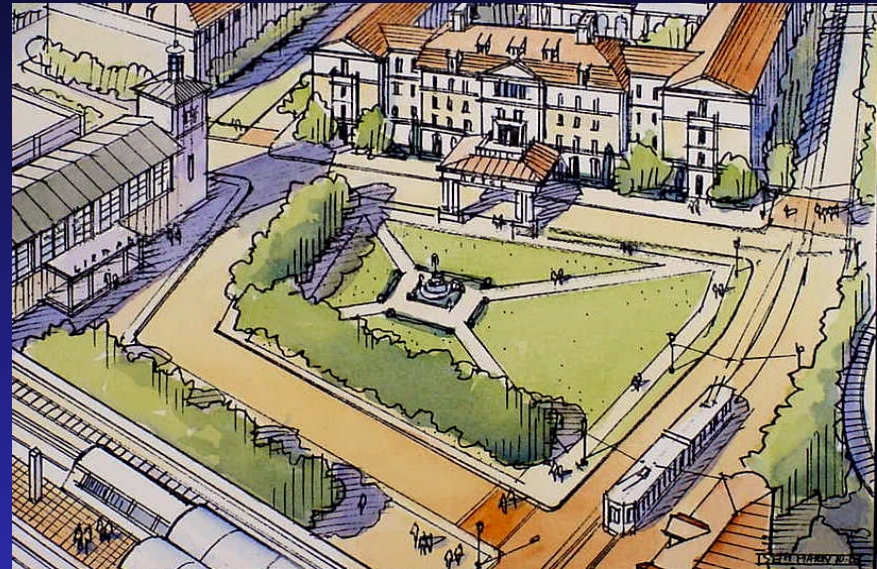


Mixed Use Activity Centers

PRINCIPLES

Provide Public Open Spaces:

- Provide a variety of open spaces in urban areas including recreation uses
- Provide for small urban open spaces
- Connect to the existing park system
- Emphasize safety
- Provide amenities to support residential development

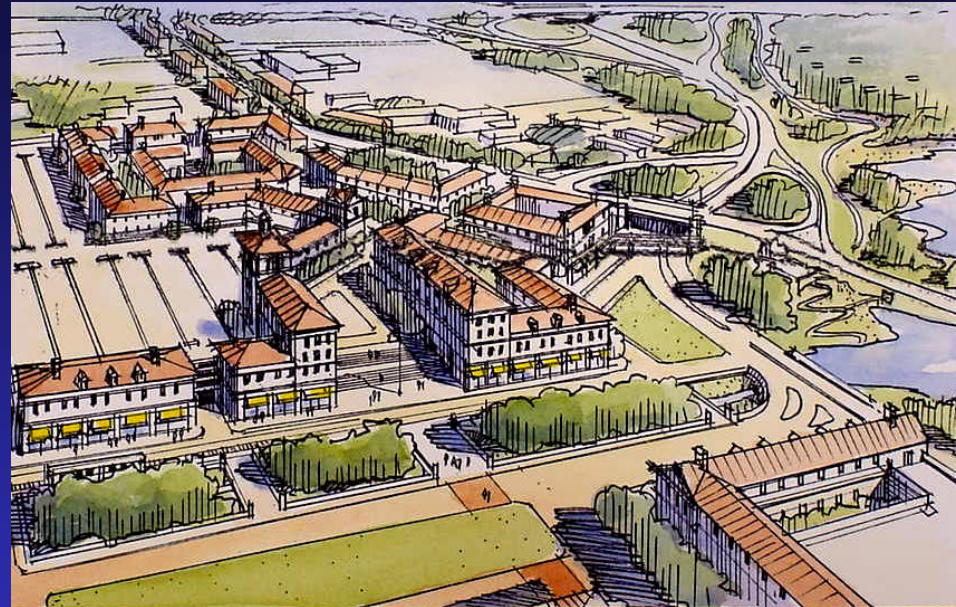


Mixed Use Activity Centers

PRINCIPLES

Design the Community for Livability:

- Provide for “eyes on the street”
- Orient buildings along streets
- Locate larger parking facilities in structures and underground
- Place parking facilities beside or behind buildings
- Encourage the joint use of public sites with affordable housing including Metro properties instead of single use parking structures



Mixed Use Activity Centers

PRINCIPLES

Plan for In-fill Development:

- Support existing institutions including appropriate relocation and expansion needs
- Plan for an appropriate increase in density
- Augment and reinforce existing neighborhoods
- Emphasize the community design concerns to establish desirable activity centers
- Support investment in existing affordable housing resources

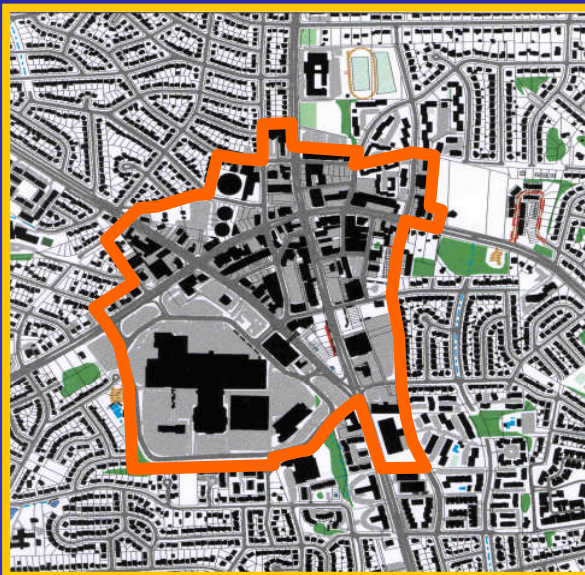


Mixed Use Activity Centers

PRINCIPLES

Plan for Revitalization:

- Establish incentive zoning
- Encourage public/ private partnerships
- Provide for market flexibility
- Actively support additional affordable housing



Mixed Use Activity Centers PRINCIPLES

Improve Community Outreach:

- Acknowledge the expertise of residents, business people, and property owners
- Use a variety of outreach methods (charrette process)
- Use electronic media
- Respond to the needs of our diverse population
- Listen



Mixed Use Activity Centers ACTIONS

- Master Plan Program
- Capital Improvements Program
- Transportation Policy
- Annual Growth Policy
- Zoning Ordinance Re-write
- Joint use of Public Property
Including Metro Parcels
- Street Standards

